



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org



MINUTES

LAND USE AND PLANNING COMMITTEE

VNC Mission: To improve the quality of life in Venice

by building community and to secure support from the City of Los Angeles for the resources needed to achieve our goals.

DATE: MONDAY June 6, 2016

TIME: 6:45 – 10:45 pm

VERA DAVIS FAMILY SOURCE CENTER

610 California (@ Electric)

LUPC Chair requests: Respect, Kindness, Civility, and Honesty

DISABILITY POLICY: As covered under Title II of the Americans with Disabilities Act, the Venice Neighborhood Council (VNC) does not discriminate on the basis of disability, and upon request, the VNC will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment at 213-485-1360 or email NCsupport@lacity.org

AGENDA:

1. Call to Order

2. Roll Call

Name	P	A	Name	P	A
Robin Rudisill, Chair	x		Mehrnoosh Mojallali	x	
Robert Aronson, Vice Chair	x		Kathleen Rawson		x
Ramsey Daham	x		Maury Ruano	x	
Todd Darling		x	Gabriel Ruspini	x	
Mark Kleiman		x			

3. Approval of Minutes – **no action**

<http://www.venicenc.org/committees/lupc/>

4. Approval of Agenda

5. Conflicts of Interest & Items of Special Interest from LUPC Members--All LUPC members

- a. LUPC members to declare any conflicts of interest relating to items on this meeting's agenda
- b. LUPC members to share any items of special interest

6. GENERAL PUBLIC COMMENT on non-agendized items related to Land Use and Planning

7. Status of Small-Lot Subdivision updates to the ordinance and guidelines based on July 1, 2015 City Council Motion, Ramsey Daham

8. Update on City Council's April 15, 2016 draft Short-Term Rentals Ordinance, Short-Term Rentals Education & Awareness Task Force, Dr. Judy Goldman

<http://www.VeniceNC.org/draft-short-term-rentals-ordinance/>

9. Local Coastal Program, Robin Rudisill, Chair

10. ACTIVE CASES FOR REVIEW:

- a. HEARING FOR CASES UNDER CONSIDERATION FOR "VNC DE MINIMIS PROJECT" CATEGORIZATION, PUBLIC COMMENT & MOTION:

I. 638 Sunset Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family

Residential Low Medium II

SurveyLA - Oakwood Planning District
 ZA-2015-2749-CDP-MEL and ENV-2015-2750-CE
 VCZSP Compliance: None (need VSO or SPP)

Project Description: CDP & Mello Act Compliance Determination for demolition of existing residence & detached garage & construction of new 2-story, 2,996 sq ft single-family dwelling, on a 4,802 sq ft lot
Applicant: Eva Sobesky, EIS Studio, for Jodie Fried

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (MM/RD):

MOTION: The LUPC recommends that the VNC Board recommend approval of the project as a VNC De Minimis Project.

II. 314-326 Lincoln Blvd, East of Lincoln (not in coastal zone), [Q]C2-1-CDO zone, General Plan Venice Community Plan Land Use designation: General Commercial

ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas)

DIR-2016-362-CDO and ENV-2016-363-CE

CDO Determination issued on May 12, 2016, effective on May 27, 2016 (VNC Board recommendation is after the fact)

Project description: CDO for a front and rear façade renovation and core interior renovation

Applicant: Scott Ginsburg, Linrose Property, LLC, owner

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (MM/MR):

MOTION: The LUPC recommends that the VNC Board recommend approval of the project as a VNC De Minimis Project.

III. 1698 Electric Ave, Oakwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

SurveyLA - Oakwood Planning District
 DIR-2016-1704-CDP and ENV-2016-1705-CE
 VCZSP Compliance: DIR-2015-4517-VSO

Project Description: CDP for demo of existing 600 sq ft detached garage/guest unit & addition of 1,500 sq ft 1st & 2nd story to an existing single-family dwelling, on a 3,869 sq ft lot

Applicant: Brian Silveira, Brian Silveira & Associates, for Sunil Bhuta, owner

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/MR):

MOTION: The LUPC recommends that the VNC Board recommend approval of the project as a VNC De Minimis Project.

b. REVIEW/HEARING OF ACTIVE CASES:

I. 52-54 Windward Ave ("Townhouse Cocktails, LLC"), North Venice Subarea, C2-1-CA zone, General Plan Land Use Plan designation: Commercial Artcraft

ZA-2009-2124-CDP-CUB-CUX-ZV-SPP-PA2 and ENV-2016-1645-CE

<http://www.VeniceNC.org/52-54-Windward-Ave/>

CITY HEARING Monday June 13, 2016, 11:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: Plan Approval (PA) pursuant to LAMC section 12.24-M, as required by condition no. 36 of the original CUB determination, to review the effectiveness and compliance of the conditions of the previous CUB/PA and to allow for the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing 5,894 sq ft bar/lounge (2,659 sq ft ground level bar & 3,235 sq ft basement bar with a 451 sq ft dance floor) featuring a disc jockey on the first floor, live entertainment and dancing in the basement, and use of a pool table; and modification of condition no. 7 of the original CUB determination to allow a decrease of patron seating from 74 to 66 seats for the ground level bar and 71 to 56 for the basement level bar; and proposed hours of operation for the ground floor of 11 am to 2 am daily and for the basement of 6 pm to 2 am daily.

Applicant: Elizabeth Peterson Group, Inc.

LUPC Staff: Robert Aronson, Vice Chair

PUBLIC COMMENT

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/RD):

MOTION: The LUPC recommends that the VNC Board *recommend approval of the project* as presented, in perpetuity, without any further Plan Approvals, as they have been a bar for 100 years.

II. 1704-1708 Lincoln Blvd ("The Lincoln Grocery"), East of Lincoln (not in coastal zone), [Q]C2-1-CDO zone, General Plan Venice Community Plan Land Use designation: General Commercial ZI-2443: Interim Control Ordinance (ICO) for East Venice (applies to 15 Neighborhood Conservation Areas) ZA-2016-1265-CUB and ENV-2016-1266-EAF, Continued from May 2, 2016

VCZSP Compliance: n/a as not in coastal zone but need to check CDO requirements

<http://www.VeniceNC.org/1704-1708-Lincoln-Blvd-The-Lincoln-Grocery/>

CITY HEARING Monday June 27, 2016, 10:30 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: CUB for sale of beer & wine for on-site & off-site consumption, in conjunction with a change of use for the 1st floor of 2-story building from retail use to restaurant use of 499 interior sq ft with 20 seats and a 615 sq ft exterior patio with 36 seats, with hours of operation from 7 am to 11pm daily, office use of 57 sq ft & retail use for a 671 sq ft market

Applicant: Gary Benjamin, Elizabeth Peterson Group, Inc.

LUPC Staff: Robin Rudisill, Chair & Robert Aronson, Vice Chair

PUBLIC COMMENT

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (RA/RD):

MOTION: The LUPC recommends that the VNC *recommend approval of the CUB and the change of use of the existing 1,200 sq ft of 1st floor retail space to 499 sq ft for interior restaurant use, 615 sq ft for exterior patio restaurant use, 57 sq ft for office use, and 671 sq ft for market (retail) use, based on the following conditions:*

- 1) The rear exterior patio area will be opened no earlier than 8 am and closed and vacated by 9 pm
- 2) The following parking spaces shall be available for customer use only: 2 on-site car parking spaces, one of which is a handicapped space, 8 off-site car parking spaces, effectuated with long-term leases, for a total of 10 car parking spaces (number is after any reduction there may be for bike parking spaces); if at any time such long-term leases for offsite car parking spaces are not in effect, alcohol shall not be served until the leases are in effect
- 3) Transportation Demand Management ("TDM") program, including off-site (outside of the neighborhood) parking for employees
- 4) A Plan Approval 1 year after the restaurant starts serving alcohol (estimated to be Q3 2017)
- 5) A copy of the currently in effect Certificate of Occupancy for the building to be provided to the LUPC Chair prior to the upcoming VNC Board meeting

III. 2003 Linden Ave, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, Continued from May 2, 2016

ZI-2454: SurveyLA - Milwood Venice Walk Streets Historic District

ZA-2015-2404-CDP-SPP-MEL and ENV-2015-2405-CE

VCZSP compliance: SPP

<http://www.VeniceNC.org/2003-Linden-Ave/>

City Hearing Not Yet Scheduled

Project Description: CDP, SPP (VCZSP Project Permit Compliance) & Mello Act Compliance Determination for demolition of existing single-family dwelling & detached garage, and construction of new, 3,175 sq ft, 27' high single-family dwelling, with attached garage, on a 3,383 sq ft lot

Applicant: Me Morales, EME Partners, for Charles Forsyth

LUPC Staff: Robin Rudisill, Chair & Maury Ruano

PUBLIC COMMENT

Recommended by LUPC on 6-6-16 by a vote of 6-0-0 (GR/RA):

MOTION: The LUPC recommends that the VNC Board *recommend denial of the project* as presented as it is not compatible in scale and character with the existing neighborhood, and as for zoning purposes the walk street frontage must be used as the address, and including compliance with the VCZSP Walk Street standards, which includes a height limit of 28'.

IV. 519-521 Boccaccio Ave, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, Continued from May 2, 2016 until Housing letter is received, likely June 27, 2016 meeting ZA-2014-3182-CDP-SPP-MEL and ENV-2014-3183-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/519-521-Boccaccio-Ave/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP, & Mello Act Compliance Determination for demolition of an existing duplex & construction of a 2-story, 29.5' high, 3,850 sq ft industrial building, with 11 car parking spaces (tandem, using parking lifts) & 12 bike parking spaces, on a 5,000 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

V. 2100-2106 Narcisus Court, Southwest Venice Subarea, M1-1 zone, General Plan Land Use Plan designation: Limited Industry, **Continued from May 2, 2016 until Housing letter is received, likely June 27, 2016 meeting**
ZA-2014-3186-CDP-SPP-MEL and ENV-2014-3187-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/2100-2106-Narcisus-Court/>

CITY HEARING took place on May 19, 2016

Project Description: CDP, SPP & Mello Act Compliance Determination for demolition of an existing single-family dwelling & construction of a 3,491 sq ft industrial building (as modified on the back side based on neighbor's request), with 11 car parking spaces (tandem, using parking lifts) & 8 bike parking spaces, on a 5,405 sq ft lot

Applicant: Allen Concepcion, Planning Associates, Inc.

LUPC Staff: Mehrnoosh Mojallali & Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

VI. 514 Santa Clara Ave, Oakwood Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, **CONTINUED until application and feasibility analysis are complete, likely July meeting**

DIR-2016-125-CDP-MEL and ENV-2016-126-CE

VCZSP Compliance: none?

<http://www.VeniceNC.org/514-Santa-Clara-Ave/>

City Hearing Not Yet Scheduled

Project Description: CDP and Mello Act Compliance Determination for demolition of 2 existing 1-story dwelling units and construction of a new 3-story, 5,228 sq ft single-family dwelling w/attached garage, on a 5,200 sq ft lot

Applicant: Jeff McConnell, Austin Peters, Peters Architecture, for Christian Salceda, Silicon Bay 514 Santa Clara, LLC

LUPC Staff: Kathleen Rawson & Mark Kleiman

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

VII. 20 Sunset Ave, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

Dual Permit Jurisdiction Coastal Zone

ZI-2455: SurveyLA - North Venice Walk Streets Historic District

DIR-2015-3309-CDP-SPPA-SPP and ENV-2015-3310-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/20-Sunset-Ave>

CITY HEARING Thursday June 20, 2016, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

Project Description: CDP & SPP (VCZSP Project Permit Compliance) for a remodel &

Applicant: John Stein, owner

LUPC Staff: Gabriel Ruspini

PUBLIC COMMENT

Recommended by LUPC on 6-6-16 by a vote of 5-0-0 (GR/MR):

MOTION: The LUPC recommends that the VNC Board recommend approval of the project as presented excluding

the SPPA (VCZSP Project Permit Adjustment), and including compliance with the VCZSP Walk Street standards and the associated height limit of 28 feet.

VIII. 15 Westwind St, Marina Peninsula Subarea, R3-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II, **continued to June 27, 2016 LUPC meeting**
DUAL PERMIT JURISDICTION COASTAL ZONE

ZA-2013-3923-CDP-SPPA and ENV-2013-3294-CE

VCZSP Compliance: none?

<http://www.VeniceNC.org/15-Westwind-Ave/>

City Hearing Took Place on March 31, 2016

Project Description: WALK STREET--CDP for the remodel & addition to an existing 2-story, approx. 3,288 sq ft, 4-unit apartment building with 2, 2-car garages, resulting in a 3-story, approximately 6,101 sq ft building with rooftop deck & 4 garages accommodating a total of 14 vehicles, on a 3,150 sq ft lot; and SPPA (Specific Plan Project Permit Adjustment) to allow a maximum height of 30'-8" in lieu of the maximum 28' allowed on a designated Walk Street

Applicant: Gigi Goyette, Aloha Expediting

LUPC Staff: Robin Rudisill, Chair

IX. 15 Rose Ave, North Venice Subarea, R3-1, General Plan Land Use Plan designation: Multiple-Family Residential Medium

Dual Permit Jurisdiction Coastal Zone

ZI-2455: SurveyLA - North Venice Walk Streets Historic District

DIR-2016-986-VSO and CDP amendment (?)

<http://www.VeniceNC.org/15-Rose-Ave/>

City Hearing Not Yet Scheduled

Project Description: VSO (exemption processing procedure for VCZSP Project Permit Compliance) to install an ADA compliant bathroom for use by guests of "light housekeeping rooms," upgrade to common shower room for existing "light housekeeping rooms," and amendment of the Certificate of Occupancy (C of O) for reduction of the number of "light housekeeping rooms" from 14 to 12. There will be no changes to the C of O related to the existing 11 apartments.

Applicant: Laurette Healey, Principal, City Land Use

LUPC Staff: Robert Aronson, Vice Chair

PUBLIC COMMENT

Recommended by LUPC on 6-6-16 by a vote of 5-0-0 (RA/RD):

MOTION: The LUPC recommends that the VNC Board recommend that the item be postponed and that more information on the legality of the use be obtained.

c. **ACTIVE CASES NOT BEING HEARD AT THIS MEETING:**

i. **ACTIVE CASES PENDING LUPC HEARING/REVIEW:**

658 Venice Blvd ("Extra Space Storage" repairs of fire damage and expansion), Southeast Venice Subarea, M1-1-O zone, General Plan Land Use Plan designation: Limited Industrial, CONTINUED FROM JULY 7, 2015 MEETING

AMENDMENT to Current CDP and ZA-2015-2789-CEX and ZA-2014-1463-CEX and DIR-2015-3076-CEX and DIR-2015-3188-VSO

VCZSP Compliance: VSO (2015 vs. 2014?)

<http://www.VeniceNC.org/658-Venice-Blvd-Extra-Space-Storage/>

City Hearing Not Yet Scheduled

Project Description: Expansion of the facility's 2nd floor area, and the addition of parking spaces. While the zoning allows for an area of 91,998 sq ft, the 1996 project approval and CDP provide for a maximum of 85,000 sq ft. The facility was eventually built out to a little under 80,000 sq ft, though parking was included for the full 85,000 sq ft. Extra Space now proposes adding area that will reach the maximum allowed by right. Parking spaces will be added as required by the VCZSP. Because the area will exceed that allowed under the CDP, the CDP must be amended. No further action will be required as the facility will remain in compliance with all of the other conditions set forth in the CDP and project plans.

Applicant: James Goodman, AIA

LUPC Staff: Robert Aronson

934 Amoroso Pl, Milwood Subarea, R2-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium I, CONTINUED FROM OCTOBER 5, 2015 MEETING as City Hearing Cancelled ZA-2015-4600-ZAA – filed December 18, 2015

DIR-2015-2907-CDP-SPP and ENV-2015-2906-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/934-Amoroso-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--demo 148 sq ft of existing 833 sq ft SFD & demo of detached accessory garage; construct 1st floor addition of 169 sq ft, new 2nd floor of 1,463 sq ft, a roof deck and a new attached 2-car garage to the existing SFD. New Recreation Room. Total sq ft proposed is 2,317. NOTE: ADDITION OF ZAA CASE; NOT CLEAR AS TO INTENT AS PROJECT DESCRIPTION IS THE SAME AS FOR THE CDP-SPP.

Applicant: Bill Tsui, YU2e, Inc., LOC Equities, LLC

LUPC Staff: Gabriel Ruspini

230 San Juan Ave, Oakwood Subarea, RD1.5-1-O zone, General Plan Land Use designation: Multiple-Family Residential Low Medium II, on hold pending historic structure analysis

ZA-2015-1261-ZAA and ENV-2015-1262-CE

VCZSP Compliance: none

CITY HEARING Thursday December 10, 2015, 10:00 am, West L.A. Municipal Bldg, 2nd floor Hearing Room, 1645 Corinth Ave

<http://www.VeniceNC.org/230-San-Juan-Ave/>

Project Description: Zoning Administrator's Adjustment to permit 1) a front yard of 5' in lieu of the 15' front yard required, 2) a 3'-6" westerly side yard & a 2'-4" easterly side yard in lieu of the 4' side yard required, & 3) a rear yard varying from 0' to 8' in lieu of the 15' rear yard required, all in conjunction with the proposed 1,159 sq ft addition to an existing 1,056 sq ft SFD & new 310 sq ft attached garage, on a 1,344 sq ft lot, resulting in a max height of 35'

Applicant: Brian Silveira, for Shrigley Holdings, Inc.

LUPC Staff: Gabriel Ruspini

115 Park Place, North Venice Subarea, RD1.5-1 zone, General Plan Land Use Plan designation: Multiple-Family Residential Low Medium II

North Venice Walk Streets Historic District

DIR-2015-2974-CDP-SPP-MEL and ENV-2015-2975-CE

VCZSP Compliance: SPP

<http://www.VeniceNC.org/115-Park-Place/>

City Hearing Not Yet Scheduled

Project Description: WALK STREET--CDP, SPP (VCZSP Project Compliance Permit), and Mello Act Compliance Determination for the demolition of 2 existing uninhabited residential units, & construction of a new 3,487 sq ft single-family dwelling on a 2,250 sq ft lot

Applicant: Sherwin Aryeh, Lion Walnut 26 LLC, for Michael Young, Breakform Design

LUPC Staff: Robin Rudisill, Chair

PUBLIC COMMENT

FOR POSSIBLE ACTION: Motion

ii. ACTIVE CASES PENDING STATUS ON MELLO DETERMINATIONS:

710 California Ave (SFD), Milwood Subarea – pending MELLO Determination Letter

ZA-2014-2135-CDP and ENV-2014-2136-CE and DIR-2013-2261-VSO

VCZSP Compliance: VSO

<http://www.venicenc.org/710-california-ave/>

CITY HEARING TOOK PLACE ON NOVEMBER 20, 2014, ZA DETERMINATION ISSUED APRIL 29, 2015, APPEAL PERIOD EXPIRED MAY 13, 2015, PENDING STATE CDP APPEAL PERIOD NOTIFICATION

Project Description: Demo/new 3-story SFD, with accessory living quarters above garage

Applicant: Matthew Royce

LUPC Staff: Todd Darling & Maury Ruano

iii. ACTIVE CASES PENDING RESOLUTION/CATEGORIZATION:

1214 Abbot Kinney Blvd. (SFD to artist-in-residence & retail), North Venice Subarea

NOT HEARD BY THE VNC; City hearing on October 16, 2014, City CDP issued on November 14, 2014, City appeal period expired December 1, 2014; Appealed to the Coastal Commission; Substantial Issue found by CC at February 12, 2015 Hearing; Pending continuance for de Novo Hearing.

ZA-2014-1990-CDP-SPP and ENV-2014-1991-CE

<http://www.venicenc.org/1214-abbot-kinney-blvd/>

Project Description: CDP in the Single Permit Jurisdiction Coastal Zone and SPP for change of use fr SFD to 1,502 sq ft artist-in-residence on 3rd floor, 2,300 sq ft retail use on ground & 2nd floors, within (E) 3-story 3,802 sq ft building w/att 864 sq ft garage, located on a 2,700 sq ft lot; height = 29'9.5" (RAS/stair tower 38'), C2-1-0-CA zone

Applicant: Shannon Nonn, LionGate Global #1, LLC

LUPC Staff: Mark Kleiman & Mehrnoosh Mojallali

11. Discussion of concentration of CUB's & ABC Licenses in Venice and related Impacts--Noise and Other Issues

- a. Status Update on City Planning's new process for CUB processing
- b. No new alcohol licenses "policy" (transfers & upgrades only) & ABC inspections
- c. Rose Café ABC conditions, questionable VSO re. parking (DIR-2015-96-VSO), need Neighborhood Meeting, parking to be reviewed by CP group responsible for "effectuation"
- d. Noise issues – Nuisance activities related to ABC licenses & Special Permits issued for areas adjacent to res zones
- e. "My Voice Matters" Community Workshop re. Alcohol Licenses in Venice: How YOU CAN influence the alcohol licensing process: DEBRIEF--Sarah Blanche

12. Chair Updates & Outstanding Issues

- a. Building & Safety inspection concerns and 50% or more of structure remaining requirement; changes from duplex Certificate of Occupancy to Small Lot Subdivision SFD Certificate of Occupancy literally overnight, conversion from rental units to condos ("workarounds")
- b. Subarea case management, early review of projects, Neighborhood Committee involvement, Community Outreach Meetings
- c. Mello Act Determinations – status and ongoing changes to process, pending corrections to HCID procedures
- d. VNC De Minimis Project – do more, refine definition, including no significant current or cumulative effect, clarify in Bylaws
- e. Use of In Lieu Parking Fee during period of time between time of City Councilmember announcement of upcoming amendment and time of amendment
- f. Subdivision Map Act, Small-Lot Subdivision Design Standards, DIR for SLS/VCZSP interpretation – City Council Motion for Small-Lot Subdivisions on July 1, 2015
- g. LUPC/Board offsite recommendations
- h. Report on permits and demolition for 713-721 Venice Blvd and Neighborhood group request for permit review and Due Process for review of project, Robin Rudisill, Chair
- i. Review of City Planning Mello Act Checklist Errors/Impact on Decisions, including current cases 811-815 & 417 OFW
- j. Status of Determination Letters from West L.A. Area Planning Commission (APC), prepared by City Planning but not reviewed by APC prior to submission to Coastal Commission, for 259 Hampton CDP & SPP determinations, Robin Rudisill, Chair

13. Adjournment-- Meeting adjourned at approximately 10 pm

In compliance with Government Code section 54957.5, the Agenda and non-exempt writings that are distributed to a majority or all of the LUPC members in advance of a scheduled meeting may be viewed at www.VeniceNC.org/LUPC or at the meeting. For a copy of any record related to an item on the Agenda, contact the LUPC Chair at Chair-LUPC@VeniceNC.org